

A certain parcel of land with the buildings thereon situated in East Brookfield, Massachusetts on the southerly side of Route 9 and being shown as Parcel "B-2" on a plan entitled "Plan of land owned by Joyce M. Petruzzi in East Brookfield, Massachusetts dated February 17, 1988 by Para Land Surveying, Incorporated, Southbridge, MA", and recorded with the Worcester District Registry of Deeds, Plan Book 614, Plan 18 and bounded and described as follows: **BEGINNING** at a point in the southerly line of Route 9, said point being where Parcel "B-1", Parcel "B-2" and Route 9 intersect as shown on said Plan; **THENCE** South  $16^{\circ} 32' 00''$  East along Parcel "B-1" for a distance of 235.00 feet to a point; **THENCE** North  $73^{\circ} 28' 00''$  East along Parcel "B-1" for a distance of 330.76 feet to a point; **THENCE** along the land now or formerly of the North Brookfield Railroad Company by a curve to the right of radius 1,179.28 feet a distance of 493.79 to a point; **THENCE** South  $36^{\circ} 05' 40''$  West along the land now or formerly of the Town of East Brookfield for a distance of 1,176.80 feet to a point; **THENCE** South  $76^{\circ} 17' 06''$  West along the land now or formerly of the Consolidated Rail Corporation for a distance of 169.91 feet to an iron pipe; **THENCE** North  $13^{\circ} 42' 54''$  West along the land now or formerly of Ronald F. Stinnett for a distance of 30.00 feet to an iron pipe; **THENCE** North  $76^{\circ} 17' 06''$  East along the land now or formerly of Ronald F. Stinnett for a distance of 164.09 feet to a point; **THENCE** North  $23^{\circ} 01' 13''$  West along the land now or formerly of Ronald F. Stinnett for a distance of 1,160.91 feet to a point; **THENCE** North  $72^{\circ} 52' 02''$  East along a parcel of land for a distance of 37.24 feet; **THENCE** North  $72^{\circ} 34' 40''$  East along the land now or formerly of Louis Petruzzi for a distance of 99.87 feet to a point; **THENCE** North  $72^{\circ} 32' 10''$  East along the land now or formerly of John J. Petruzzi for a distance of 71.92 feet; **THENCE** North  $19^{\circ} 26'$  West along the land now or formerly of John J. Petruzzi for a distance of 62.55 feet to a point; **THENCE** North  $70^{\circ} 11' 46''$  East along the land now or formerly of John J. Petruzzi for a distance of 37.86 feet to a point; **THENCE** North  $16^{\circ} 57'$  West along the land now or formerly of John J. Petruzzi for a distance of 75.15 feet to a point; **THENCE** North  $73^{\circ} 28' 00''$  East along the northerly line of Route 9 for a distance of 183.20 feet to the point of beginning. **CONTAINING** 17.455 acres of land. **BEING** the same premises conveyed to John J. Petruzzi et al by deed of Joyce A. Petruzzi dated January 18, 1989 and recorded with the Worcester District Registry of Deeds, Book 11942, Page 275.